

# VARIANCE APPLICATION

## Evansville, Wisconsin

Version: December 2017

**General instructions.** Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov). You may download this file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

### 1. Applicant information

Applicant name \_\_\_\_\_

Street address \_\_\_\_\_

City \_\_\_\_\_

State and zip code \_\_\_\_\_

Daytime telephone number \_\_\_\_\_

Fax number, if any \_\_\_\_\_

E-mail, if any \_\_\_\_\_

### - Office Use Only -

Initial application fee	<b>\$200</b>
Receipt number	_____
Date of pre-application meeting, if any	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Date of Board of Appeals review	_____
Application number	_____

- 2. Agent contact information** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name			
Company			
Street address			
City			
State and zip code			
Daytime telephone number			
Fax number, if any			
E-mail, if any			

### 3. Subject property information

Street address			
Parcel number	6 – 27 – _____ . _____	Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification	<p>Note: The zoning districts are listed below.</p> <p>Agricultural Districts    A-1   A-2   A-3</p> <p>Residential Districts    RR   LL-R12   LL-R12A   LL-R12B   LL-R12C   LL-R15   LL-R15A   LL-R15B  LL-R15C   R-1   R-1A   R-1B   R-1C   R-2   R-3</p> <p>Business District        B-1   B-2   B-3   B-4</p> <p>Planned Office District   O-1</p> <p>Industrial Districts       I-1   I-2   I-3</p>		
Describe the current use			

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4. Provide the section number of the Municipal Code from which a variance is being sought along with the standard. Describe the variance being requested.

5. Describe the exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses found within the zoning district in which the subject property is located. (Refer to Section 130-153 (1) Evansville Municipal Code.)

6. Describe how the variance will not create a substantial detriment to adjacent property and will not be contrary to the purpose of the zoning code or the public interest. (Refer to Section 130-153 (2) Evansville Municipal Code.)

7. In considering your application, the Board of Appeals needs to consider those factors listed in the last section of this application. Not all of these factors will relate to your application. For those that do, provide any pertinent information relating to your application.

8. **Other information.** You may provide any other information you feel will assist City staff and the Board of Appeals with the review of this application.

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9. If the requested variance would modify a dimensional standard, attach one copy of a drawing (11" x 17") to each application, which shows the required dimensional standards and the proposed dimensions.

### 10. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

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Applicant Signature

Date

### Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 6, of the Municipal Code.

### Information to Be Considered (See question 7) (Refer to Section 130-153 and 130-131 Evansville Municipal Code.)

1. Site design and physical characteristics
  - a. Existing topography, drainage patterns, and vegetative cover and the suitability of the proposed use in this regard
  - b. Availability of water, sewer, rail, and other services and the utility requirements of the proposed site
  - c. Where public sewers are not available, the percolation characteristics of the soil
  - d. Adequacy of the proposed internal circulation system, including safety considerations
  - e. Access to sites from the internal circulation system
  - f. The costs of providing various public services
  - g. Appearance (how the area will look)
2. Site location relative to public road network
  - a. Convenient access to a public road network (safety of access points)
  - b. Visibility from the proposed road and the need for visibility
  - c. Access; the location is to provide access primarily by right hand turning movements
3. Land use
  - a. Compatibility with existing or proposed uses in the area
  - b. Relation to any existing land use plan
  - c. Relation to existing or proposed development at nearby interchanges
4. Traffic generation
  - a. Amount of daily and peak-hour traffic to be generated, related to site size. Traffic shall be subclassified as to arterial, collector, and local streets
  - b. Amount of traffic generated relative to existing and anticipated ultimate generated traffic in the area
  - c. Expected composition of site-generated traffic by vehicle types
  - d. Effect of site-generated traffic on the operation of the area
  - e. Safety and convenience of future users
5. Community effects
  - a. Immediate and long range tax base
  - b. Access to market or service area
  - c. Relation to the public interest, the purpose and intent of this chapter and substantial justice to all parties concerned
  - d. Compliance with the master plan's goals and objectives
6. Other relevant factors
  - a. Compliance with the performance standards in article III of the zoning code
  - b. Other additional impacts